



# Senate

General Assembly

**File No. 244**

February Session, 2022

Substitute Senate Bill No. 291

*Senate, March 31, 2022*

The Committee on Housing reported through SEN. LOPES of the 6th Dist., Chairperson of the Committee on the part of the Senate, that the substitute bill ought to pass.

## **AN ACT CONCERNING CERTAIN PROTECTIONS FOR GROUP AND FAMILY CHILD CARE HOMES.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 8-3j of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective October 1, 2022*):

3 (a) No zoning regulation shall treat any family child care home  
4 [registered] or group child care home located in a residence and licensed  
5 by the Office of Early Childhood pursuant to [section 17b-733] chapter  
6 368a in a manner different from single or multifamily dwellings.

7 (b) Not later than December 1, 2022, and annually thereafter, each  
8 municipality shall submit to the Office of Policy and Management a  
9 sworn statement from the chief executive officer of the municipality  
10 stating (1) that the municipality's zoning ordinances are in compliance  
11 with (A) subsection (a) of this section, and (B) the provisions of  
12 subdivision (1) of subsection (d) of section 8-2, as amended by this act,  
13 or (2) the specific time frame within which the municipality will bring

14 its zoning ordinances into compliance with subsection (a) of this section  
15 and subsection (d) of section 8-2, as amended by this act.

16 Sec. 2. Subsection (d) of section 8-2 of the 2022 supplement to the  
17 general statutes is repealed and the following is substituted in lieu  
18 thereof (*Effective October 1, 2022*):

19 (d) Zoning regulations adopted pursuant to subsection (a) of this  
20 section shall not:

21 (1) (A) Prohibit the operation in a residential zone of any family child  
22 care home or group child care home [in a residential zone] located in a  
23 residence, or (B) require any special zoning permit or special zoning  
24 exception for such operation;

25 (2) (A) Prohibit the use of receptacles for the storage of items  
26 designated for recycling in accordance with section 22a-241b or require  
27 that such receptacles comply with provisions for bulk or lot area, or  
28 similar provisions, except provisions for side yards, rear yards and front  
29 yards; or (B) unreasonably restrict access to or the size of such  
30 receptacles for businesses, given the nature of the business and the  
31 volume of items designated for recycling in accordance with section 22a-  
32 241b, that such business produces in its normal course of business,  
33 provided nothing in this section shall be construed to prohibit such  
34 regulations from requiring the screening or buffering of such receptacles  
35 for aesthetic reasons;

36 (3) Impose conditions and requirements on manufactured homes,  
37 including mobile manufactured homes, having as their narrowest  
38 dimension twenty-two feet or more and built in accordance with federal  
39 manufactured home construction and safety standards or on lots  
40 containing such manufactured homes, including mobile manufactured  
41 home parks, if those conditions and requirements are substantially  
42 different from conditions and requirements imposed on (A) single-  
43 family dwellings; (B) lots containing single-family dwellings; or (C)  
44 multifamily dwellings, lots containing multifamily dwellings, cluster  
45 developments or planned unit developments;

46 (4) (A) Prohibit the continuance of any nonconforming use, building  
47 or structure existing at the time of the adoption of such regulations; (B)  
48 require a special permit or special exception for any such continuance;  
49 (C) provide for the termination of any nonconforming use solely as a  
50 result of nonuse for a specified period of time without regard to the  
51 intent of the property owner to maintain that use; or (D) terminate or  
52 deem abandoned a nonconforming use, building or structure unless the  
53 property owner of such use, building or structure voluntarily  
54 discontinues such use, building or structure and such discontinuance is  
55 accompanied by an intent to not reestablish such use, building or  
56 structure. The demolition or deconstruction of a nonconforming use,  
57 building or structure shall not by itself be evidence of such property  
58 owner's intent to not reestablish such use, building or structure;

59 (5) Prohibit the installation, in accordance with the provisions of  
60 section 8-1bb, of temporary health care structures for use by mentally or  
61 physically impaired persons if such structures comply with the  
62 provisions of said section, unless the municipality opts out in  
63 accordance with the provisions of subsection (j) of said section;

64 (6) Prohibit the operation in a residential zone of any cottage food  
65 operation, as defined in section 21a-62b;

66 (7) Establish for any dwelling unit a minimum floor area that is  
67 greater than the minimum floor area set forth in the applicable building,  
68 housing or other code;

69 (8) Place a fixed numerical or percentage cap on the number of  
70 dwelling units that constitute multifamily housing over four units,  
71 middle housing or mixed-use development that may be permitted in the  
72 municipality;

73 (9) Require more than one parking space for each studio or one-  
74 bedroom dwelling unit or more than two parking spaces for each  
75 dwelling unit with two or more bedrooms, unless the municipality opts  
76 out in accordance with the provisions of section 8-2p; or

77 (10) Be applied to deny any land use application, including for any  
78 site plan approval, special permit, special exception or other zoning  
79 approval, on the basis of (A) a district's character, unless such character  
80 is expressly articulated in such regulations by clear and explicit physical  
81 standards for site work and structures, or (B) the immutable  
82 characteristics, source of income or income level of any applicant or end  
83 user, other than age or disability whenever age-restricted or disability-  
84 restricted housing may be permitted.

85 Sec. 3. Subsection (a) of section 19a-87b of the 2022 supplement to the  
86 general statutes is repealed and the following is substituted in lieu  
87 thereof (*Effective October 1, 2022*):

88 (a) No person, group of persons, association, organization,  
89 corporation, institution or agency, public or private, shall maintain a  
90 family child care home, as described in section 19a-77, without a license  
91 issued by the Commissioner of Early Childhood. Licensure forms shall  
92 be obtained from the Office of Early Childhood. Applications for  
93 licensure shall be made to the commissioner on forms provided by the  
94 office and shall contain the information required by regulations adopted  
95 under this section. The licensure and application forms shall contain a  
96 notice that false statements made therein are punishable in accordance  
97 with section 53a-157b. Applicants shall state, in writing, that they are in  
98 compliance with the regulations adopted by the commissioner pursuant  
99 to subsection (f) of this section. Before a family child care home license  
100 is granted, the office shall make an inquiry and investigation which shall  
101 include a visit and inspection of the premises for which the license is  
102 requested. Any inspection conducted by the office shall include an  
103 inspection for evident sources of lead poisoning. The office shall provide  
104 for a chemical analysis of any paint chips found on such premises.  
105 Neither the commissioner nor the commissioner's designee shall require  
106 an annual inspection for homes seeking license renewal or for licensed  
107 homes, except that the commissioner or the commissioner's designee  
108 shall make an unannounced visit, inspection or investigation of each  
109 licensed family child care home at least once every year. A licensed  
110 family child care home shall not be subject to any conditions on the

111 operation of such home by local officials, other than those imposed by  
112 the office pursuant to this subsection, if the home complies with all  
113 [local] codes and ordinances applicable to single and multifamily  
114 dwellings.

115 Sec. 4. Subsection (a) of section 47a-4 of the general statutes is  
116 repealed and the following is substituted in lieu thereof (*Effective October*  
117 *1, 2022*):

118 (a) A rental agreement shall not provide that the tenant: (1) Agrees to  
119 waive or forfeit rights or remedies under this chapter and sections 47a-  
120 21, 47a-23 to 47a-23b, inclusive, 47a-26 to 47a-26g, inclusive, 47a-35 to  
121 47a-35b, inclusive, 47a-41a, 47a-43 and 47a-46, or under any section of  
122 the general statutes or any municipal ordinance unless such section or  
123 ordinance expressly states that such rights may be waived; (2)  
124 authorizes the landlord to confess judgment on a claim arising out of the  
125 rental agreement; (3) agrees to the exculpation or limitation of any  
126 liability of the landlord arising under law or to indemnify the landlord  
127 for that liability or the costs connected therewith; (4) agrees to waive his  
128 right to the interest on the security deposit pursuant to section 47a-21;  
129 (5) agrees to permit the landlord to dispossess him without resort to  
130 court order; (6) consents to the distraint of his property for rent; (7)  
131 agrees to pay the landlord's attorney's fees in excess of fifteen per cent  
132 of any judgment against the tenant in any action in which money  
133 damages are awarded; (8) agrees to pay a late charge prior to the  
134 expiration of the grace period set forth in section 47a-15a or to pay rent  
135 in a reduced amount if such rent is paid prior to the expiration of such  
136 grace period; [or] (9) agrees to pay a heat or utilities surcharge if heat or  
137 utilities is included in the rental agreement; or (10) in any rental  
138 agreement entered into or renewed on or after October 1, 2022, is  
139 prohibited from operating a licensed family child care home, as  
140 described in section 19a-77, or is otherwise restricted in the operation of  
141 a licensed family child care home.

142 Sec. 5. (NEW) (*Effective October 1, 2022*) In any renter's or  
143 homeowner's insurance policy providing coverage for the operator of a

144 licensed family child care home or group child care home, such operator  
145 may, and at the landlord's request shall, name such operator's landlord  
146 as an additional insured on such policy. For the purposes of this section,  
147 "family child care home" and "group child care home" have the same  
148 descriptions as provided in section 19a-77 of the general statutes and  
149 "landlord" has the same meaning as provided in section 47a-1 of the  
150 general statutes.

151       Sec. 6. (NEW) (*Effective October 1, 2022*) In any civil action arising from  
152 an act or omission of an operator of a licensed family child care home or  
153 group child care home in the course of operating such child care home  
154 in a dwelling unit, the landlord of such dwelling unit shall not be liable  
155 for such act or omission of such operator. For the purposes of this  
156 section, "family child care home" and "group child care home" have the  
157 same descriptions as provided in section 19a-77 of the general statutes  
158 and "landlord" and "dwelling unit" have the same meanings as provided  
159 in section 47a-1 of the general statutes.

160       Sec. 7. Section 19a-80 of the 2022 supplement to the general statutes  
161 is repealed and the following is substituted in lieu thereof (*Effective*  
162 *October 1, 2022*):

163       (a) No person, group of persons, association, organization,  
164 corporation, institution or agency, public or private, shall maintain a  
165 child care center or group child care home without a license issued in  
166 accordance with this section and sections 19a-77 to [19a-80] 19a-79a,  
167 inclusive, and 19a-82 to 19a-87a, inclusive. Applications for such license  
168 shall be made to the Commissioner of Early Childhood on forms  
169 provided by the commissioner and shall contain the information  
170 required by regulations adopted under said sections. The forms shall  
171 contain a notice that false statements made therein are punishable in  
172 accordance with section 53a-157b.

173       (b) (1) Upon receipt of an application for a license, the commissioner  
174 shall issue such license if, upon inspection and investigation, said  
175 commissioner finds that the applicant, the facilities and the program  
176 meet the health, educational and social needs of children likely to attend

177 the child care center or group child care home and comply with  
178 requirements established by regulations adopted under this section and  
179 sections 19a-77 to 19a-79a, inclusive, and sections 19a-82 to 19a-87a,  
180 inclusive. Any such inspection under this subsection of a group child  
181 care home located in a residence shall include an inspection for evident  
182 sources of lead poisoning, and shall provide for chemical analysis of any  
183 paint chips found on such premises. The commissioner shall offer an  
184 expedited application review process for an application submitted by a  
185 municipal agency or department. A currently licensed person or entity,  
186 as described in subsection (a) of this section, seeking a change of  
187 operator, ownership or location shall file a new license application,  
188 except such person or entity may request the commissioner to waive the  
189 requirement that a new license application be filed. The commissioner  
190 may grant or deny such request. Each license shall be for a term of four  
191 years, shall be nontransferable, and may be renewed upon receipt by the  
192 commissioner of a renewal application and accompanying licensure fee.  
193 The commissioner may suspend or revoke such license after notice and  
194 an opportunity for a hearing as provided in section 19a-84 for violation  
195 of the regulations adopted under this section and sections 19a-77 to 19a-  
196 79a, inclusive, and sections 19a-82 to 19a-87a, inclusive. In the case of an  
197 application for renewal of a license that has expired, the commissioner  
198 may renew such expired license within thirty days of the date of such  
199 expiration upon receipt of a renewal application and accompanying  
200 licensure fee.

201 (2) The commissioner shall collect from the licensee of a child care  
202 center a fee of five hundred dollars prior to issuing or renewing a license  
203 for a term of four years. The commissioner shall collect from the licensee  
204 of a group child care home a fee of two hundred fifty dollars prior to  
205 issuing or renewing a license for a term of four years. The commissioner  
206 shall require only one license for a child care center operated in two or  
207 more buildings, provided the same licensee provides child care services  
208 in each building and the buildings are joined together by a contiguous  
209 playground that is part of the licensed space.

210 (3) The commissioner, or the commissioner's designee, shall make an

211 unannounced visit, inspection or investigation of each licensed child  
212 care center and group child care home at least once each year. At least  
213 once every two years, the local health director, or the local health  
214 director's designee, shall make an inspection of each licensed child care  
215 center and group child care home.

216 (4) A municipality may not subject the operation of a licensed group  
217 child care home located in a residence to any conditions, other than  
218 those imposed by the commissioner pursuant to this subsection, if the  
219 group child care home complies with all codes and ordinances  
220 applicable to single and multifamily dwellings.

221 (c) The commissioner shall require each prospective employee of a  
222 child care center or group child care home for a position that requires  
223 the provision of care to a child or involves unsupervised access to any  
224 child in such child care center or group child care home, to submit to  
225 comprehensive background checks, including state and national  
226 criminal history records checks. The criminal history records checks  
227 required pursuant to this subsection shall be conducted in accordance  
228 with section 29-17a. The commissioner shall also request a check of the  
229 state child abuse registry established pursuant to section 17a-101k. The  
230 Commissioner of Early Childhood shall notify each licensee of the  
231 provisions of this subsection. No such prospective employee shall begin  
232 working in such child care center or group child care home until the  
233 provisions of 45 CFR 98.43(d)(4), as amended from time to time, have  
234 been satisfied.

235 (d) The commissioner shall inform each licensee, by way of a plain  
236 language summary provided not later than sixty days after the  
237 regulation's effective date, of new or changed regulations adopted  
238 under this section and sections 19a-77 to [19a-80] 19a-79a, inclusive, or  
239 sections 19a-82 to 19a-87a, inclusive, with which a licensee must comply.

240 Sec. 8. (NEW) (*Effective October 1, 2022*) (a) Any provision in a written  
241 instrument relating to real property that prohibits the leasing of the real  
242 property for use or occupancy as a licensed family child care home is  
243 void.



244 (b) Any provision in a written instrument relating to real property  
245 that purports to prohibit the leasing of the real property, in a single-  
246 family dwelling, for use or occupancy as a licensed group child care  
247 home is void. Any restriction in such written instrument as to the use or  
248 occupancy of the property as a licensed group child care home is void.

249 (c) An attempt to deny, restrict or encumber the leasing of real  
250 property for use or occupancy as a licensed family child care home is  
251 void. A property owner or manager shall not refuse to rent, or refuse to  
252 negotiate for the rental of, or otherwise make unavailable or deny, a  
253 single or multifamily dwelling in which the underlying zoning allows  
254 for residential use to a person because that person operates or intends  
255 to operate a licensed family child care home.

256 (d) No person shall attempt to deny, restrict or encumber the leasing  
257 of real property, in a single-family dwelling, for use or occupancy as a  
258 licensed group child care home. A property owner or manager shall not  
259 refuse to rent, or refuse to negotiate the rental of, or otherwise make  
260 unavailable or deny, a single-family dwelling in which the underlying  
261 zoning allows for residential use to a person because such person  
262 operates or intends to operate a licensed group child care home.

263 (e) A restriction, whether by way of covenant, contract or condition  
264 upon use or occupancy, that restricts directly or indirectly limits the use,  
265 or occupancy of a single-family dwelling in which the underlying  
266 zoning allows for residential use as a licensed family child care home or  
267 group child care home is void.

268 (f) A restriction, whether by way of covenant, contract or condition  
269 upon use or occupancy, that restricts directly or indirectly limits the use,  
270 or occupancy of a multifamily dwelling in which the underlying zoning  
271 allows for use as a licensed family child care home is void.

272 (g) This section shall not apply to any such restriction imposed by an  
273 association of unit owners for a condominium or unit owners'  
274 association if a common interest community imposes such a restriction  
275 upon a dwelling.

276 (h) For the purposes of this section, "restriction" means a restriction  
 277 imposed orally, in writing or by conduct and includes prohibition and  
 278 "family child care home" and "group child care home" have the same  
 279 descriptions as provided in section 19a-77 of the general statutes.

280 Sec. 9. Subsection (b) of section 47a-21 of the 2022 supplement to the  
 281 general statutes is repealed and the following is substituted in lieu  
 282 thereof (*Effective October 1, 2022*):

283 (b) (1) [In] Except as provided in subdivision (3) of this subsection, in  
 284 the case of a tenant under sixty-two years of age, a landlord shall not  
 285 demand a security deposit in an amount that exceeds two months' rent.

286 (2) [In] Except as provided in subdivision (3) of this subsection, in the  
 287 case of a tenant sixty-two years of age or older, a landlord shall not  
 288 demand a security deposit in an amount that exceeds one month's rent.  
 289 Any landlord who has received a security deposit in an amount that  
 290 exceeds one month's rent from a tenant who becomes sixty-two years of  
 291 age after paying such security deposit shall return the portion of such  
 292 security deposit that exceeds one month's rent to the tenant upon the  
 293 tenant's request.

294 (3) A landlord may demand an additional security deposit of a  
 295 reasonable amount from a tenant who operates a group child care home,  
 296 as described in section 19a-77.

This act shall take effect as follows and shall amend the following sections:

Section 1	<i>October 1, 2022</i>	8-3j
Sec. 2	<i>October 1, 2022</i>	8-2(d)
Sec. 3	<i>October 1, 2022</i>	19a-87b(a)
Sec. 4	<i>October 1, 2022</i>	47a-4(a)
Sec. 5	<i>October 1, 2022</i>	New section
Sec. 6	<i>October 1, 2022</i>	New section
Sec. 7	<i>October 1, 2022</i>	19a-80
Sec. 8	<i>October 1, 2022</i>	New section
Sec. 9	<i>October 1, 2022</i>	47a-21(b)

***Statement of Legislative Commissioners:***

In Section 8(h), reference to the descriptions of "family child care home" and "group child care home" was added for clarity and consistency with the rest of the bill.

**HSG**      *Joint Favorable Subst. -LCO*

*The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.*

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### **OFA Fiscal Note**

**State Impact:** None

**Municipal Impact:** None

### **Explanation**

The bill prohibits municipalities from placing special zoning or operational restrictions on group child care homes and does not result in a fiscal impact.

The bill also extends the requirement that the Office of Early Childhood inspects for evident sources of lead poisoning during licensing inspections of group child care homes that are located in residences, which is not anticipated to result in a fiscal impact to the state.

### **The Out Years**

**State Impact:** None

**Municipal Impact:** None

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**OLR Bill Analysis****sSB 291*****AN ACT CONCERNING CERTAIN PROTECTIONS FOR GROUP AND FAMILY CHILD CARE HOMES.*****SUMMARY**

This bill makes various changes in laws about licensed family and group child care homes located in residences (see BACKGROUND).

The bill limits a landlord's ability to refuse to allow family and group child care homes in rental properties and voids certain restrictions on the properties' use for this purpose. (It is unclear if the bill retroactively voids existing restrictions or only voids those established after the bill's effective date).

Conversely, the bill provides certain protections for the landlords of family and group child care home operators, including (1) limiting landlords' civil liability for an operator's act or omission; (2) requiring operators to add them as an additional insured on applicable insurance policies if the landlord requests it; and (3) allowing landlords to charge group child care home operators an additional, reasonable security deposit.

The bill prohibits municipal zoning regulations from treating licensed group child care homes located in a residence differently than single or multifamily properties, a prohibition that already applies to the treatment of family child care homes in existing law. The bill also prohibits zoning regulations from requiring a special permit or exception to operate either a family or group child care home within a residential zone. Under the bill, each municipality must annually report to the Office of Policy Management (OPM) that its zoning regulations are compliant with these requirements or give the timeframe of when they will be.

Existing law requires the Office of Early Childhood (OEC) to inspect family child care homes for evident sources of lead poisoning during licensing inspections and send for testing any paint chips it finds.) It also prohibits municipalities from imposing operational conditions (other than those OEC requires) on family child care homes that comply with all codes and ordinances. The bill extends this requirement and prohibition to group child care homes located in a residence.

The bill also makes technical and conforming changes.

EFFECTIVE DATE: October 1, 2022

## **§§ 4 & 8 — PROHIBITED ACTIONS AND RESTRICTIONS**

### ***Prohibited Actions***

The bill prohibits landlords and property managers from refusing to rent to a current or prospective tenant a (1) multifamily dwelling, zoned for residential use, because he or she operates or plans to operate a licensed family child care home in it or (2) single-family dwelling, zoned for residential use, because he or she operates or plans to operate either a licensed family or group child care home in it. The bill similarly prohibits landlords and property managers from refusing to negotiate the rental of, or otherwise making unavailable or denying, these properties to prospective tenants for the same reasons.

The bill also prohibits individuals from attempting to deny, restrict, or encumber single-family residences from being rented for use or occupancy as a licensed group child care home.

### ***Voided Restrictions***

Under the bill, a "restriction" refers to those that are imposed orally, in writing, or by conduct, and includes prohibitions. The bill voids the following restrictions on property:

1. any provision of a written real estate instrument that prohibits a property from being leased for use or occupancy as a licensed family child care home, or claims to do so with respect to a single-family residence's use or occupancy as a licensed group child

care home;

2. attempts to deny, restrict, or encumber a property from being leased for use or occupancy as a licensed family child care home;
3. restrictions in covenants, contracts, or occupancy conditions that directly or indirectly limit the use or occupancy of a single-family dwelling in which the zoning regulations allow for residential use as a child care home; and
4. restrictions in covenants, contracts, or occupancy conditions that directly or indirectly limit the use or occupancy of a multifamily dwelling in which the zoning regulations allow for use as a licensed family child care home.

### ***Exceptions***

The bill excludes from its prohibited restrictions those that are imposed by (1) an association of unit owners for a condominium or (2) unit owners' association for a dwelling in common interest community.

### ***Rental Agreements***

Under the bill, rental agreements entered into or renewed on or after October 1, 2022, may not prohibit or restrict a tenant's operating a licensed family child care home.

## **§§ 5, 6 & 9 — LANDLORD PROTECTIONS**

The bill provides certain protections to landlords who rent to family and group child care home operators; specifically, it does the following:

1. explicitly authorizes operators to add their landlord as an additional insured on their renter's or homeowner's insurance policies that provide coverage for the child care homes, and requires they do so at their landlord's request;
2. protects landlords from civil liability arising from a tenant's act or omission operating a family or group child care home in a rental unit; and

3. allows landlords to demand an additional security deposit (see BACKGROUND) of a reasonable amount from tenants operating group child care homes (however, the bill does not define "reasonable").

## **§ 1 — MUNICIPAL REPORTING REQUIREMENT**

Annually, beginning by December 1, 2022, the bill requires each municipality's chief executive officer to submit to OPM a sworn compliance statement for the laws restricting the municipal zoning regulation of family and group child care homes, as amended by the bill. The statement must either:

1. declare that the municipality's zoning regulations (a) treat family and group child care homes located in a residence the same as single and multifamily dwellings and (b) do not prohibit their operation in a residential zone or require any special zoning permit or special exception for their operation or
2. give the specific time frame within which the municipality will bring its zoning regulations into compliance with these requirements.

## **§§ 1 & 2 — LIMITS ON MUNICIPAL ZONING REGULATION**

Under current law, zoning regulations cannot prohibit family or group child care homes from operating in residential zones. The bill specifies that this restriction applies only to those located in a residence. Additionally, under the bill, zoning regulations cannot require special permits or exceptions for the operation of these family and group child care homes. (Special permits and exceptions are synonymous; they allow recipients to use a property in a way explicitly permitted by the zoning regulations, subject to conditions not applicable to other uses in the same district.)

Under current law, municipal zoning regulations may not treat family child care homes differently than single or multifamily properties. The bill extends this limitation to group child care homes located in a residence.



**BACKGROUND*****Family and Group Child Care Homes***

A family child care home is a private family home generally caring for up to six children, including the provider's own children not in school full-time, where the children are cared for between three and 12 hours per day on a regular basis (CGS § 19a-77(a)(3)) .

A group child care home (1) offers or provides supplementary care to between seven and 12 children on a regular basis or (2) meets the definition of a family child care home except that it operates in a facility other than a private family home (CGS § 19a-77(a)(2)).

***Security Deposits***

By law, landlords cannot demand a security deposit that exceeds (1) two months' rent for tenants under age 62 or (2) one month's rent for tenants age 62 or older.

**COMMITTEE ACTION**

Housing Committee

Joint Favorable

Yea    12    Nay    3    (03/15/2022)